

Little Traverse Bay Bands of Odawa Indians
Housing Commission
Regular Meeting
January 12, 2018
6:30 p.m.
1345 U.S. 31 North
Petoskey, MI 49770

Closed Session: none.

Call to Order: 6:30 p.m.

Roll call: Chairman Patrick Wemigwase – Absent; Vice Chairperson – Vacant;
Commissioner Larry Stead – Present; Commissioner Judith Pierzynowski – Present;
Secretary Annette VanDeCar – Present.

Staff present: none.

Guest present: none.

Motion made by Secretary Annette VanDeCar and supported by Commissioner Judith Pierzynowski to accept the agenda for the January 12, 2018 meeting.
Vote: 3 – Yes, 0 – No, 1 – Absent, 0 – Abstained, 1 – Vacant
Motion Carried.

Motion made by Commissioner Judith Pierzynowski and supported by Secretary Annette VanDeCar to accept the minutes from the meeting of November 10, 2017.
Vote: 3 – Yes, 0 – No, 1 – Absent, 0 – Abstained, 1 – Vacant
Motion Carried.

Housing Department Report: Housing Director John Givens' written report.

2017 Year in Review

The FY 2017 Indian Housing Block Grant we received was \$653,092. That is the major source for the Housing Operating budget. Those funds are used for the daily operation of LTBB Housing, rental maintenance costs, payroll, space costs, and indirect expenses.
The following is a breakdown of the current expenditures for the various grant programs funded managed by LTBB Housing and funded through the Indian Housing Block Grant.

| GRANT | GRANTEES | TOTAL FUNDED |
|------------------------------|----------|--------------|
| Down Payment Assistance | 10 | \$24,100 |
| Home Improvement Assistance | 22 | \$51,742 |
| Short Term Rental Assistance | 20 | \$25,466 |

| | | |
|-----------------------------------|----|----------|
| Foreclosure Prevention Assistance | 4 | \$8496 |
| Transitional Housing | 35 | \$54,000 |

Housing Programs

Overall, the assistance programs offered by LTBB Housing have remained unchanged in 2017. We expect no major changes in 2018. All the programs funded by our NAHASDA Block Grant remain the same in regards to grant amount and qualifying factors.

The most notable exception to this is the Well & Septic program that is managed by the Housing Department and funded by Indian Health Services. We have changed the qualifying parameters of this program to now include ANY member of a Federally Recognized Native American Tribe that has their permanent residence within our 27-county service area. Due to this change and our acceptance of the increased work load, I.H.S. has funded our current project to a total of \$250,000.

We continue to manage the rental units owned by the LTBBOI. Going into 2018, we have 34 rental units in Charlevoix and Emmet County that are utilized by Tribal Citizens for affordable rentals. All of these 34 units offer rents that are capped at 30% of the homes monthly gross income.

Plans for 2018

We have several projects that are on our radar for 2018. We happen to be fortunate enough to have multiple housing developments, as well as vacant properties in our local area. Developing those properties is a major focus for the Housing Department.

Second Street, Harbor Springs

This parcel is comprised of many smaller properties which have been purchased by LTBBOI in the past. The most recent being purchased in the fall of 2017.

There is one existing home on the property, but we hope to develop a plan that will allow us to construct more. There are some elevation changes to this property, along with a non-typical foot print that might create some challenges for development but we feel that the properties location makes it a desirable spot to develop.

Currently, we have sent out a "Request for Qualifications" from several design professionals. Our hope is to have an architect company under contract by the Spring of 2018. Their contract focus would be to assess the overall property layout, suggest building locations and sizes, and also provide a cost estimate for construction.

Monroe Street, Petoskey

This site is in downtown Petoskey and is within walking distance of several area amenities. It currently has a structure on the site that is condemned and is scheduled for demolition.

The will be asking the same design professional mentioned above to evaluate this property in regards to housing choices that could be built.

Wah Wahs Noo Da Ke Village, Harbor Springs

This development currently has 20 vacant building sites, all with infrastructure in place and ready at the curb. It will be most cost effective to begin building rental/rent to own, single family homes on these sites.

The Housing Department has begun the planning stage of developing 5 of these vacant lots in the near future. We feel that if we build the right home, at the right price, that it will help offset some of the immediate need for affordable rental housing. These homes could also transition into homeownership opportunities.

Supportive Housing

Supportive Housing is the idea that, instead of just providing a homeless family with a place to live, that we also try to address the things that made a person or family homeless. We have been working on this project for close to 3 years. We have consultants under contract, and have moved closer to making this a reality. We have identified a location for this project. The next steps are to procure funding for this project.

We continue to work with our consultants and some of the area service providers to create a program that will address homelessness in our area, and specifically for our Tribal Citizens.

Motion made by Commissioner Judith Pierzynowski and supported by Commissioner Larry Stead to accept the written Housing Department report submitted by Housing Director John Givens.

Vote: 3 – Yes, 0 – No, 1 – Absent, 0 – Abstained, 1 – Vacant

Motion Carried.

New Business

- A. 2017 Third and Fourth Quarters Report Submitted to the Executive.
- B. Discussion regarding 2018 housing projects presented in the Housing Director's report.
- C. Possible housing projects for the future.
- D. 2018 meeting dates: February 9, March 2, April 6, May 4, June 1, July 6, August 3, September 7, October 5, November 2 and December 7. All meetings to be held at 5 p.m. at the White House (1345 U.S. 31 North, Petoskey, MI).

Old Business: none.

Public Comment: none.

FYI

- A. Tribal School Community Input meetings will be held January 17 and January 23 from 5:30-7:30 p.m. both days. For more information, contact Education Director Jannan Cotto at 231-242-1480 or Gijigowi Anishinaabemowin Language Department at 231-242-1457. A meal will be provided at the meetings.
- B. Friday Fun for Everyone! will be held January 19 at the LTBB Governmental Center. Snowsnake making and track making will be from 10 a.m. – 5 p.m. with sloppy joes and chips provided. Cultural Services Annual Input meeting will be 5-6:30 p.m. with soup provided. For

snowsnake information, contact Angeline Roberts in Community Health at 231-242-1601. For Cultural Services, contact Cultural Services at 231-242-1486.

- C. Gooni-Gnebig Miikaanhsing Minwendaagwazik (Everyone have fun on the snowsnake track!) will be held February 10 outside the LTBB Governmental Center. Registration opens at 10 a.m. that day, and the event concludes with an awards ceremony from 2:30-3:30 p.m. To pre-register or for more information, contact Angeline Roberts at 231-242-1601.

Motion made by Secretary Annette VanDeCar to adjourn at 7:49 p.m. and seconded by Commissioner Larry Stead.

Vote: 3 – Yes, 0 – No, 1 – Absent, 0 – Abstained, 1 – Vacant

Motion Carried.

Date: 1/12/18

Annette VanDeCar, Secretary